072.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	658,200 / 658,200
					USE VALUE:	658,200 / 658,200
					ASSESSED:	658,200 / 658,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
246		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHOPPER JASON J &
Owner 2:	RODRIGUES LUCIANA A
Owner 3:	
Street 1:	246 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JOHNSTON LEROY & LEROY N JR & -
Owner 2:	JOHNSTON HELEN G/TRS -
Street 1:	58 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,744 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1785 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7744.000	247,200		411,000	658,200
Total Card	0.178	247,200		411,000	658,200
Total Parcel	0.178	247,200		411,000	658,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.74 | /Parcel: 368.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 45720

GIS Ref

GIS Ref

Insp Date 06/11/09

PREVIOUS ASSESSMENT

Parcel ID 072.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	247,300	0	7,744.	411,000	658,300	658,300	Year End Roll	12/18/2019
2019	101	FV	206,000	0	7,744.	381,600	587,600	587,600	Year End Roll	1/3/2019
2018	101	FV	206,000	0	7,744.	381,600	587,600	587,600	Year End Roll	12/20/2017
2017	101	FV	206,000	0	7,744.	334,600	540,600	540,600	Year End Roll	1/3/2017
2016	101	FV	206,000	0	7,744.	305,300	511,300	511,300	Year End	1/4/2016
2015	101	FV	193,200	0	7,744.	270,100	463,300	463,300	Year End Roll	12/11/2014
2014	101	FV	193,200	0	7,744.	255,400	448,600	448,600	Year End Roll	12/16/2013
2013	101	FV	193,200	0	7,744.	243,100	436,300	436,300		12/13/2012

!6090!

PRINT

Date	Time
12/10/20	20:54:07

LAST REV

Date	Time
06/13/14	11:19:34

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6090

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSTON LEROY	63187-472		1/17/2014	Family	329,000	No	No		
CROSBY PAULINE	10368-76		9/27/1963		14,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/1997	2	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2009	Measured	189	PATRIOT
12/8/1999	Inspected	264	PATRIOT
11/3/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45720
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7744		Sq. Ft.	Site		0	70.	0.76	12			Med. Tr	-10					410,964						411,000	

Total AC/HA: 0.17778 | Total SF/SM: 7744 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 410,964 | Spl Credit | Total: 411,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.23823524
Const Adj.:	0.98990101
Adj $ / SQ:	128.702
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358227
Depreciation:	111050
Depreciated Total:	247177

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

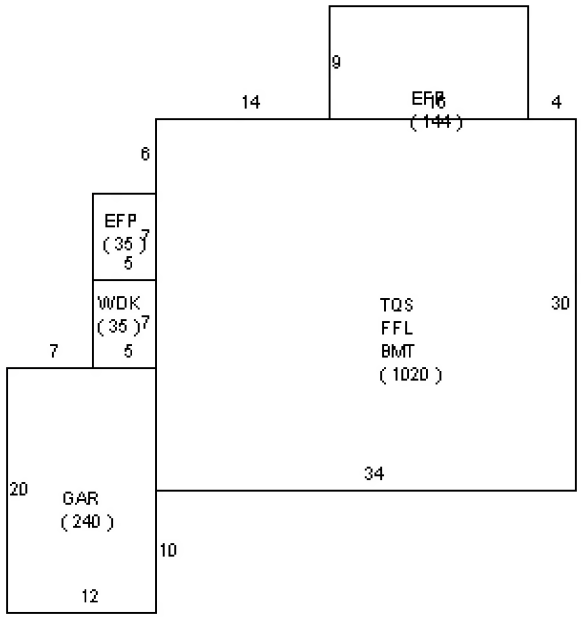
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	128.70
Special Features:	0	Val/Su Net:	75.85
Final Total:	247200	Val/Su SzAd	138.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,020	38.610	39,383
FFL	First Floor	1,020	128.700	131,276
TQS	3/4 Story	765	128.700	98,457
GAR	Garage	240	25.160	6,038
EFP	Enclos Porch	179	42.010	7,519
WDK	Deck	35	15.840	554

Net Sketched Area:	3,259	Total:	283,227
Size Ad	1785	Gross Are	3514	FinArea	1785
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

072.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc